

ATTACHMENT 3: General Amendments Proposed to By-law 001-2021

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
3.0 4.13	Definitions: Uncovered Platform, Balcony, Porch	Definitions for an “uncovered platform”, “balcony” and “porch” create confusion with the administration of zoning provisions under subsection 4.13.	Amend, delete and add definitions to improve the administration of provisions for encroachments under subsection 4.13. Amend subsection 4.13 to reflect amended definitions and provide greater clarity.
3.0	Definitions: Podium, Tower, Tower Step-Back	The definitions for “podium”, “tower” and “tower step-back” creates complications with the administration of zoning provisions with regards to setback and height.	Amend definitions to bring clarity to the application of zoning provisions with regards to podiums, towers and tower step-backs.
3.0	Definitions: Residential Accessory Structure	The definition of “residential accessory structure” is not required. Zoning regulations for accessory buildings and structures in residential zones can be addressed using existing definitions.	Delete the definition of “residential accessory structure”.
4.1.1 4.1.2 4.1.4 5.21	Accessory Uses, Buildings and Structures	Subsection 4.1 requires additional clarification with respect to carports, requirements for accessory buildings and structures, and height provisions.	To amend: - subsection 4.1 to include references to carports - subsection 4.1.2 to specify requirements for

			<p>accessory buildings and structures with a height of less than 2.8 m and a height of 2.8 m or greater</p> <ul style="list-style-type: none"> - subsection 4.1.4 to include a provision that identifies how height and grading shall be calculated for an accessory building or structure - remove references to a residential accessory structure
4.1.5	Requirements for Detached Private Garages in Residential Zones	Subsection 4.1.5 does not include provisions for carports and requires revisions to the setback and minimum distances requirements for detached private garages accessed by a driveway.	<p>To amend subsection 4.1.5 as follows:</p> <ul style="list-style-type: none"> - including carports within the requirements of this subsection - reorganizing provisions for a detached private garage or carport accessed from a driveway crossing the exterior lot line for clarity - clarifying the requirements for the minimum distance between a detached private garage or carport and a principal building - clarifying provisions for minimum yard requirements for detached private

			garage and carports
4.5.1.b	Height requirement for Established Neighbourhoods	The existing provision requires the height of any new proposed dwelling to be based on the existing metric height of the current dwelling. This requires the applicant to provide information that may not be easily available and may need to solicit a land surveyor to obtain the necessary information creating unnecessary expenses for the applicant.	Amend the height requirement in subsection 4.5.1.b to determine the permitted building height of a proposed building based on the number of stories for the existing dwelling and increase the maximum permitted building height from 8.5 metres to 9.5 metres.
Table 7-2 Table 8-4 Table 10-2 Table 13-2	Independent Living Facility, Long Term Care Facility, Supportive Living Facility, and Retirement Residence	<p>All four uses should be permitted in the same zones.</p> <p>There are currently no additional lot and building requirements for these types of uses in non-Institutional Zones.</p>	<p>Amend Table 7-2 to add Supportive Living Facility and Retirement Residence as permitted uses to all zones in the table with a note referring to subsection 5.0.</p> <p>Amend Table 8-4 to add the Retirement Residence use to all zones in the table with a note referring to subsection 5.0.</p> <p>Amend Table 10-2 to add the Independent Living Facility use to the V1, V2, and V3 zones with a note referring to subsection 5.0.</p> <p>Amend Table 13-2 to add the Supportive Living Facility and Independent Living Facility uses to the I1 and I2 zones with a</p>

			<p>note referring to subsection 5.0.</p> <p>Add a note to the tables containing these uses to refer to subsection 5.0.</p> <p>Add Specific Use provisions to subsection 5.0 for Independent Living Facility, Supportive Living Facility, Long-Term Care Facility and Retirement Residence uses.</p>
<p>Table 8-2 Table 8-4 Table 9-2 Table 10-2 Table 11-2</p>	<p>Industrial Mall and Shopping Centre</p>	<p>The by-law does not currently link Industrial Malls and Shopping Centres to the relative blended parking rates for these types of developments in Section 6.0 and Table 6-2.</p>	<p>Amend Tables 8-2, 8-4, 9-2, 10-2 and 11-2 to add a preamble to the permitted use tables indicating that Industrial Mall and Shopping Centre parking rates may be used where there is more than one use within a multi-unit building, and removing the Shopping Centre use in Tables 8-2, 9-2, and 10-1 as permitted uses.</p>